

F-4-38
Airview Survey District
Middletown
Private

Ca. 1898-1930

Airview encompasses approximately 12 acres and 18 dwellings and outbuildings on both sides of East Main Street at the intersection of Coblenz Road at the extreme eastern end of Middletown. It has large, free-standing residences in the vernacular, Queen Anne, and Colonial Revival styles and two bungalows of the period 1912-1920. The principal building materials are frame, brick, and concrete block. The contributing outbuildings consist of three barns, one of which is a bank barn, and a concrete block carriage house. The outstanding architectural features are prominent gables, hipped slate roofs, some with widow's walks, wide porches, decorative cornice and porch brackets, and shingled siding in some gables. The district is significant for its representation of an early 20th century planned development as a result of the 1896 Frederick and Middletown Electric Railway which ran parallel to East Main Street on the north side, and for the representative architectural styles and types of the period, including the George W. Gaver House, 701 E. Main, a fine example of the Queen Anne style built in 1898-99, and "Gray Haven", built in 1906, the first documented concrete block house in Frederick County, and the home of Lewis F. Kefauver. Kefauver apparently coined the name "Airview" for several lots on the north side of the road subdivided from his farm property. On the south side of the road are the lots platted in 1912 by his brother Richard C. Kefauver, as well as several Kefauver family houses, including "Noah's Ark" a 1912 bungalow.

Maryland Historical Trust State Historic Sites Inventory Form

Magi No.

DOE ☐ yes ☒ no

1. Name (indicate preferred name)

historic Airview Survey District

and/or common

2. Location

street & number 701-720 East Main Street ☐ not for publicationcity, town Middletown ☐ vicinity of congressional district 6th

state Maryland county Frederick

3. Classification

Category	Ownership	Status	Present Use	
<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input checked="" type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
	<input checked="" type="checkbox"/> not applicable	<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

4. Owner of Property (give names and mailing addresses of all owners)

name Multiple property owners

street & number telephone no.:

city, town state and zip code

5. Location of Legal Description

courthouse, registry of deeds, etc. Frederick County Courthouse liber

street & number 100 W. Patrick Street folio

city, town Frederick state Md. 21701

6. Representation in Existing Historical Surveys

title

date ☐ federal ☐ state ☐ county ☐ local

depository for survey records

city, town state

7. Description

Survey No. F-4-38

Condition		Check one	Check one
<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		date of move _____

Prepare both a summary paragraph and a general description of the resource and its various elements as it exists today.

CONTRIBUTING RESOURCE COUNT: 13

The Airview Survey District is an early 20th century residential district encompassing approximately 12 acres on the north and south sides of East Main Street (U.S. 40A) at the intersection of Coblenz Road at the extreme eastern end of Middletown, Frederick County, Maryland. The district contains 14 principal dwellings with four major outbuildings, totaling 18 structures, of which 15 (83%) contribute to its significance as a good example of early 20th century community planning and architecture. The buildings are mostly large, freestanding frame, brick, and concrete block residences in the Queen Anne style, the Colonial Revival style, and the traditional vernacular style of Frederick County based on the Federal and Greek Revival styles of the early and mid 19th century. There are also two bungalows. The outbuildings are principally barns, garages, and sheds of frame or concrete block construction contemporary with the houses. The contributing buildings range in date from about 1898 to 1930; the three non-contributing dwellings were built in the early 1950's or later. All the houses are currently occupied and the general condition of the buildings is excellent.

The lots in the district on the north side of East Main Street are mostly uniform in size, beginning with 703 East Main, being about 90 ft. by 352 ft. The houses conform to a common building line of 103 feet from the center of Main Street, a condition specified in the original subdivision of lots beginning about 1911. At 701 East Main, the Gaver House, one of the earliest houses in the district, the setback was designated as not less than 90 feet from the center of the road. The condition was designated to allow for the Frederick and Middletown Electric Railway line which paralleled Old National Pike (later East Main Street) on the north side beginning in 1896. The lots on the south side of East Main Street specified a 70.5-ft. building setback. These lots were platted in 1912 (Plat Book STH 1/47) and show that 706, 710, and 720 East Main were existing at that date.

Following are brief descriptions of the principal buildings in the district:

George W. Gaver House, 701 East Main Street: This is a fine example of the Queen Anne style, built about 1898-1899. It has 2-1/2 stories and brick walls with an irregular floor plan and exterior arrangement which is a typical feature of the style. A one-story porch with brackets and spindles extends across the south elevation, terminating in a circular corner gazebo with a conical roof. The hipped roof is slate and gables of varying sizes project from all elevations. Also on the lot is a small frame barn with vertical siding, one of the contributing outbuildings in the district. George W. Gaver (1847-19??) was a retired farmer at the time of the house's construction and in 1908 was one of the organizers and the first president of the Middletown Savings Bank.

Charles C. Biser House, 703 East Main Street: The house is a good example of the early 20th century Colonial Revival style, built about 1911. It has 2-1/2 stories, german siding and projecting gabled dormers in the hipped roof. A one-story porch with tapered fluted piers extends around the south and east elevations. Both the

(Continued on separate sheet)

8. Significance

Survey No. F-4-38

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input checked="" type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates

Builder/Architect

check: Applicable Criteria: ☐ A ☐ B ☒ C ☐ D
and/or

Applicable Exception: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Level of Significance: ☐ national ☐ state ☒ local

Prepare both a summary paragraph of significance and a general statement of history and support.

The Airview Survey District is a good example of an early 20th century subdivision development as a result of the building of the Frederick and Middletown Electric Railway along the Old National Pike between Braddock Heights and Middletown. It is also a good cross-section of the architectural styles popular in the period from the late 1890's to about 1930, including an excellent example of the Queen Anne style in the George W. Gaver House (1898-99) among several representatives of the style, three Colonial Revival style houses ranging in date from about 1912 to 1930, two bungalows built about 1912 and 1920, and the technological innovation of the first documented concrete block dwelling in Frederick County, "Gray Haven", built in 1906. The siting of the houses on the north side of East Main Street (originally Old National Pike) at a greater distance from the road was in response to the trolley right-of-way on that side, which was laid in 1896. The name "Airview" was first used about 1919 for the lots on the north side of the road, which were subdivided by Lewis F. Kefauver. Later, the name was occasionally applied to some of the lots on the south side of the road, developed in 1912 by Richard C. Kefauver, brother of Lewis, along with two earlier houses built about 1898 and circa 1912 by John F. Shafer. The houses were primarily built as retirement homes of wealthy farmers in the region who were also prominent in the business life of Middletown, and by the heirs of Daniel Kefauver, who owned most of the land on both sides of the Old National Pike between the foot of Catoctin Mountain and the town limit of Middletown in the last decade of the 19th century. Gray Haven was built as a combined boarding house and private residence by Lewis F. Kefauver to take advantage of the increased summer tourist traffic which blossomed along the trolley line in the period 1896-1920. In about 1950, Airview was annexed to Middletown.

Airview is similar to Rosemont Survey District (F-2-80) in terms of its residential character and planned development in the first two decades of the 20th century. Rosemont was a combination of two separate planned developments, Brunswick Heights and Rosemont and has restrictions in its deeds regarding building lines and the types of allowable outbuildings, clearly an effort to create a suburban environment. Located just outside the town of Brunswick which was experiencing a building boom as a result of railroad expansion, Rosemont contains a more modest variety of architectural styles, but also has one unique feature, an International Style house of about 1937-39 which is the best example of the type in Frederick County. Airview, although never developed on the scale of Rosemont, also had

Continued on separate sheet)

9. Major Bibliographical References

Survey No. F-4-38

Land Records of Frederick County

Russell, Mrs. George, telephone interview, March 27, 1992; personal interview, March 28, 1992.

Williams, T.J.C. and Folger McKinsey. History of Frederick County, 1910. Reprinted Baltimore: Regional Publishing Co., 1979, pp. 1296-1297, 1298, 1374-1375.

10. Geographical Data

Acreage of nominated property 12 acresQuadrangle name Middletown, Md.Quadrangle scale 1:24000UTM References do NOT complete UTM referencesA

Zone	Easting							Northing	

B

Zone	Easting							Northing	

C

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D

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H

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Verbal boundary description and justification

Approximate boundary as shown on attached USGS quad map.

List all states and counties for properties overlapping state or county boundaries

state	code	county	code
-------	------	--------	------

state	code	county	code
-------	------	--------	------

11. Form Prepared By

name/title Janet L. Davis, Historic Sites Surveyororganization Frederick County Planning & Zoning Dept. date March 1992street & number 12 E. Church Street telephone 696-2958city or town Frederick state Md. 21701

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust
Shaw House
21 State Circle
Annapolis, Maryland 21401
(301) 269-2438

DRCP/DHCP
100 COMMUNITY PLACE
CROWNSVILLE, MD 21032-2023
(410) 514-7600

F-4-38
Airview Survey District
Middletown
Frederick County

HISTORIC CONTEXT:

MARYLAND COMPREHENSIVE HISTORIC PRESERVATION PLAN DATA

Geographic Organization: Piedmont
(Harford, Baltimore, Carroll, Frederick, Howard, Montgomery
Counties, and Baltimore City)

Chronological/Development Period:
Industrial/Urban Dominance A.D. 1870-1930

Prehistoric/Historic Period Themes
Architecture, Landscape Architecture and Community Planning

Resource Types:

Category: District

Historic Environment: Suburban

Historic Function and Use:
Domestic/single dwelling/residence
Domestic/secondary structure/garage

Know Design Source: None

7.1 Description (Continued)

porch and the main cornice feature console brackets and dentil molding. The principal elevation of the house is partially screened by large evergreens. Charles C. Biser (1862-19??) was also a retired farmer, and like his neighbor, was a director of the Valley Savings Bank of Middletown and of the People's Fire Insurance Company of Frederick County.

Oliver C. Sigler House, 705 East Main Street: Built about 1920, this bungalow has 1-1/2 stories with a brick exterior and a hipped composition roof with dormers with paired windows in each elevation. An integral porch extends around the west, south, and east elevations. The design is similar to that of "Noah's Ark", 720 East Main Street. Oliver C. Sigler was a farmer and like many other residents of Middletown, undoubtedly built the house as his retirement home.

George C. Remsberg House, 707 East Main Street: This Colonial Revival, two-story house was built about 1920. The exterior is brick and the south elevation has three bays. The composition gable roof has a dormer in the south elevation. A one-story porch extends from the south to the east elevation. The windows are 8/1.

"Gray Haven", 709 East Main Street: This 2-1/2 story concrete block house was built in 1906 by Lewis F. Kefauver, the owner of the land on the north side of Main Street and the planner of the Airview development in its original form. It is the first documented concrete block house in Frederick County. Its walls are rusticated heavy aggregate blocks with quoins and belt courses of running floral design at the lintel and sill levels of the windows and doors. The style is generally Colonial Revival, with a hipped slate roof topped with a widow's walk, numerous projecting dormers and gables and both front and side elevation porches. The interior retains three original mantelpieces with glazed tile surrounds and embossed copper screens. Beveled glass panel doors are located on the first story. The property also includes concrete block piers which anchored pipe railings as a fence, a concrete block carriage house, now a garden shed and greenhouse, and a frame bank barn with tongue-and-groove siding, the largest outbuilding in the district. Kefauver was one of the early supporters of the Frederick and Middletown Electric Railway and probably built the house as a combination residence and boarding house to capitalize on the front door access by trolley.

Leslie N. Coblentz House, 711 East Main Street: This Colonial Revival brick house was built about 1921. It has two stories, an entry porch over the fanlighted doorway, and a composition gambrel roof with a shed dormer. The 6/1 windows are flanked by solid wood shutters with evergreen tree cut-outs.

706 East Main Street: The two-story frame house was built between 1911 and 1913, possibly by George Ifert. It is a traditional vernacular style with three bays and a central cross gable. The exterior is covered in vinyl siding and the roof is slate. A one-story porch extends across the north elevation.

John F. Shafer House, 710 East Main Street: The 2-1/2 story frame house was built about 1898 by John F. Shafer and is one of the two oldest houses in the

7.2 Description (Continued)

district, the other being the Gaver House at 701 E. Main. These two houses predate the actual planned development by about 10 years. The Shafer House has a cross gable front with a small porch in the northwest angle with spindle trim. The exterior is covered with vinyl siding and the roof is composition.

712 East Main Street: This 2-1/2 story frame house was built about 1903 by Richard C. Kefauver, brother of Lewis F. Kefauver, and the owner of the land on the south side of Old National Pike (later East Main Street) which became known as part of the Airview development. The Queen Anne style house has 2-1/2 stories with an irregular floor plan and exterior featuring projecting polygonal bays on each corner. The north elevation has three cross gables with a one-story porch between the corner bays. The siding is now asbestos shingles. The roof is slate with central chimneys.

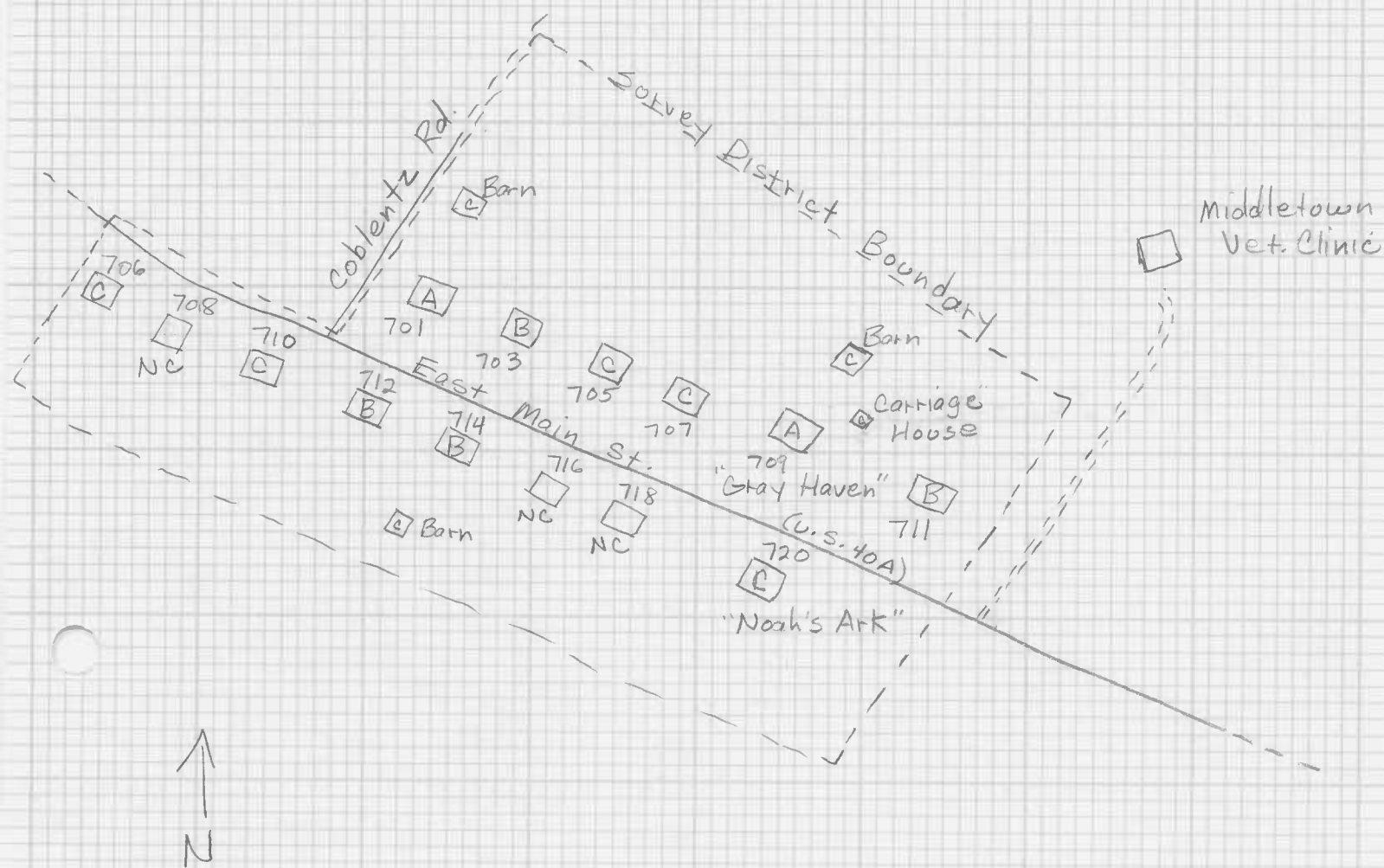
Daniel C. Kefauver House, 714 East Main Street: The two-story frame house was built about 1910 by Daniel C. Kefauver, a son of Richard C. Kefauver. It has twin projecting gables, one over a polygonal one-story bay which divides the one-story porch extending across the north elevation. The roof is composition and the windows are paired in the shingled gables. The siding of the rest of the house is beaded clapboard. The property also includes a small frame barn with vertical siding, one of the contributing outbuildings in the district.

"Noah's Ark", 720 East Main Street: This 1-1/2 story frame bungalow was built about 1912 by Noah E. Kefauver, another son of Richard C. Kefauver. It has a concrete block base and an enclosed porch on three sides. The hipped slate roof has dormers in all four elevations, the north dormer opening on a small balustraded sun porch. The design of this house is similar to that of 705 East Main. This house is one of three which appear on the plat of Richard C. Kefauver in Plat Book STH 1/47, dated 13 May 1912, with three lots between it and 714 East Main, the Daniel C. Kefauver House. The intervening lots were divided in 1952 with different boundaries than shown on the plat, combining sections of the original lots and 716 and 718 East Main, which are non-contributing buildings, were erected.

8.1 Significance (Continued)

restrictions on building setback and was a result of a mostly 20th century innovation, the electric railway line. Airview has some good examples of the Colonial Revival style as well as the cited excellent Queen Anne style Gaver House, among others of the style. Like Rosemont, Airview has a unique element, the earliest known concrete block dwelling in Frederick County. This new technique in building construction had far-reaching effects on the architectural history of the County, as many examples of concrete block houses were erected from 1906 to the present, including innumerable agricultural outbuildings.

Airview also has much in common architecturally with the eastern section of the Middletown Survey District (F-4-39) along the 200-300 blocks of East Main Street which has several Queen Anne and Colonial Revival houses built about the same time as those in the Airview district.



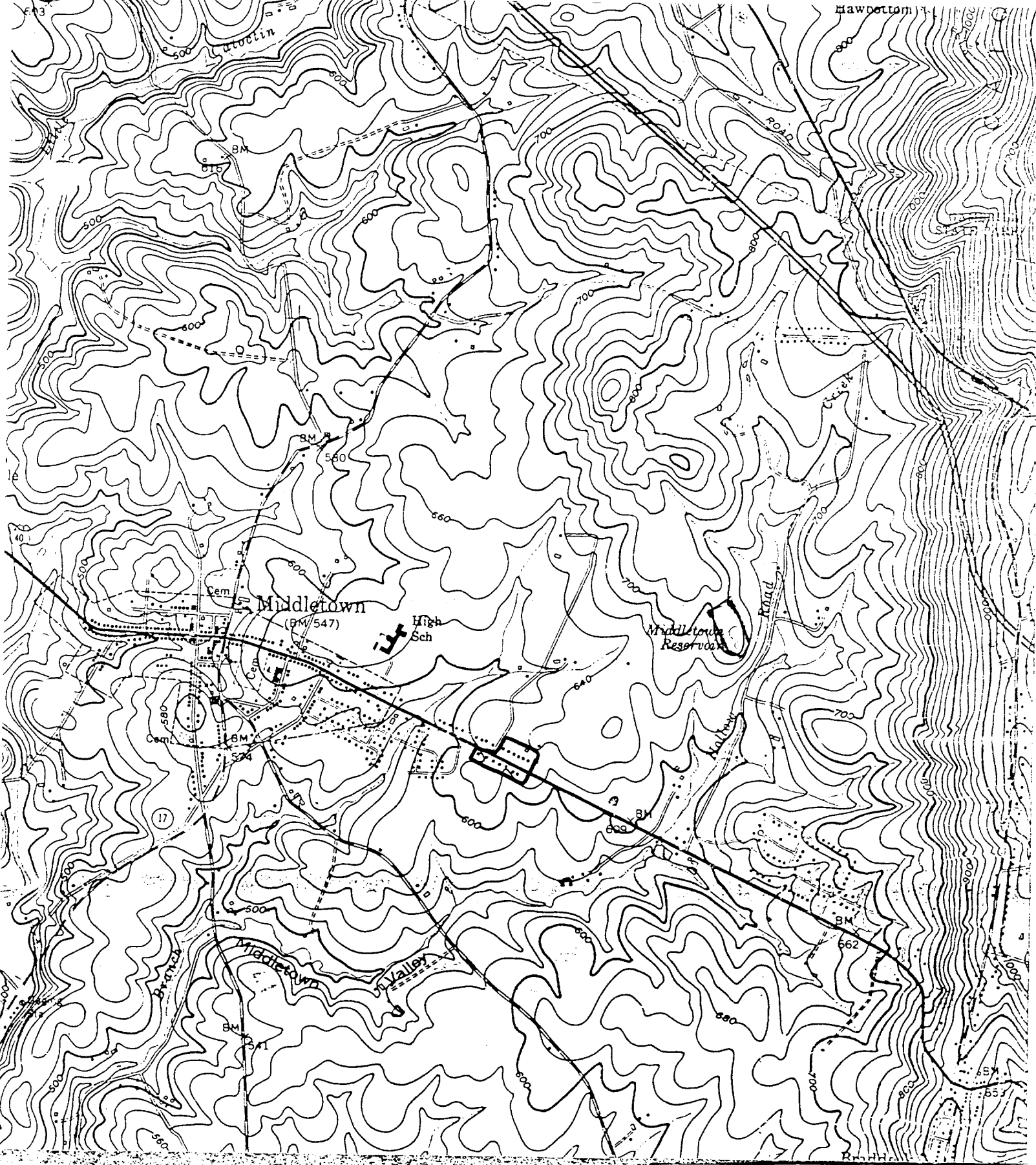
F-4-38

Airview Survey District
Frederick County

Janet Davis

February 26, 1992

Not to Scale



F-4-38
Airview Survey District
Frederick County
USGS Middletown, Md.
1:24000



F. 4. 38

Airview Survey Land

Frederick Co.

Photo "Towed Road"

March 1902

Dec. 122. Mid-Mt. (Canaan) Rd.

View of north side, E. Mt. Rd. from east

Downside of surveyed road

1/10



F 1130

2nd view - from the north

Photo. 11/1/1914

Photo. 11/1/1914

11/1/1914

No. 12. 11/1/1914 11/1/1914, 11/1/1914

View of 2nd side, F. 11/1/1914, 11/1/1914

11/1/1914 11/1/1914 11/1/1914

11/1/1914



7. 4 33

Andrew Smith & family

Frederick County

Photo: David L. Smith

March 1910

Photo: David L. Smith

South side, F. M. Smith, 708 + 6000

2/10





F. 4 38

Alvord Farm - District

Fretwell County

Photo: Janet Dault

1/11/1982

Loc: Md. 51140 "Youngville, Va."

Biser House, southeast corner of road,
703 E Main

5/10



T 4 38

Airway Survey Line 1

Frederick County

Photo: Janet Davis

March 1972

Near. to Md. SHPO Newsville, Md

Gay Haven, 709 E. Main, southwest corner
VIEW

W.C.



F. 4.38

Airview Survey District

Frederick County

Figure 11.1.1

Apr 1, 1902

10000 ft. 1000 ft. 1000 ft. 1000 ft. 1000 ft.

Gray Haven Farm - west corner view

7/2



F. 4-38

Frederick County, District

Frederick County

Photo. J. J. J. J. J.

March 1927

1500. 100. 100. 5000. 1000. 1000. 1000. 1000.

100. 100. 100. 100. 100. 100. 100. 100.

8/10



F-4-38

Andrew Smith, D.D.

Frederick County

Photo: Fred Smith

Mon. 12.12

Reg. 12.12. Md. SH 78. Greenwell, Md.

710 E. 11th St. North-east corner

9/10



F-4 30

Andrew Miller, District

Environmental Scientist

Pl. & Soil + F.

March 2012

1.5g loc. Nbd. SMO, Crownsville, MD.

714 E. Main St. north of 5th Avenue

10/10



F-4-33

Annew Survey Tract at
Frederick County

Photo: Janet Peters

April 1982

Location: Md. SHRC, Greenville, Md.

714 E. Main St., 1982 to be eliminated December
2002 - follow up on 1982